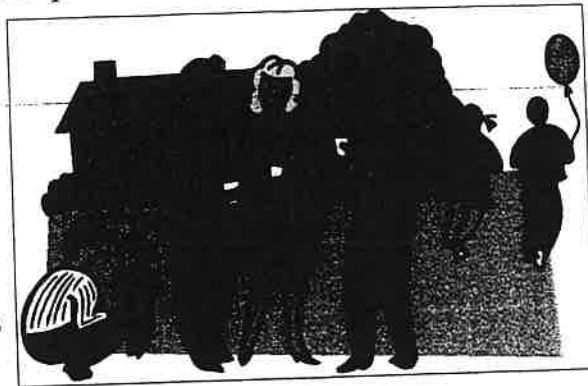


Planning & Development Department

In Fiscal Year 2006, the Office of Planning and Development prepared the Community Development Block Grant (CDBG) application and the City received a grant in the amount of \$526,628. The Leominster CDBG program

supports projects in the following categories: code enforcement, economic development, housing, public facilities, and public services. The main goal of the program is to improve the quality of life for all the citizens in Leominster by providing for physical, economic, and public service projects that primarily revitalize the core area of the City. The following projects were undertaken during this fiscal year of the program:



Code Enforcement

The CDBG program funded the position of a Code Enforcement Officer to perform housing code inspections in the core area. In Year 32, the Inspector conducted inspections for 1,142 households. The proposed accomplishment for this activity was 1000 inspections. This individual also conducted 17 lead determinations, which resulted in 17 housing units being deleaded. The proposed accomplishment was 25 lead determinations. A total of 1,302 State Sanitary Code violations were corrected as a result of these inspections. The proposed accomplishment for this was 1,500 corrected violations.

Economic Development

The City of Leominster provided funding for an Economic Development Coordinator position. This person worked with neighboring communities, State Agencies such as the Massachusetts Office of Business Development (MOBD), financing institutions such as MassDevelopment and the North Central Massachusetts Development Corporation, and the North Central Mass Chamber of Commerce in marketing the City to new and existing companies throughout the region for the purposes of relocation, expansion, and retention.



Through the ED Coordinator's technical assistance and marketing efforts the City was successful in retaining and creating low/mod jobs for residents of Leominster and the North Worcester County Target Area.

In Year 32, the ED Coordinator provided technical assistance to approximately fifty (50) businesses to retain and create jobs for the residents of Leominster, and the larger region of North Central

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Massachusetts. At least eight (8) companies participated in capital expansion projects, accessing the public/private partnerships available through the City's Economic Development Incentive Programs, which generated over \$5 million in private investment. This is a slight decrease from FY06, as one (1) Tax Increment Financing (TIF) Program was closed this year, and the City has not contracted into any new TIFs. However, over the past year Economic Development has received two (2) letters of intent of companies looking to access Economic Development Incentive Programs (EDIP) within the next year. Both of these companies are from outside of the North Central Massachusetts Economic Target Area region. During Year 32, the Economic Development Coordinator worked to create 32 total jobs. Of those 32 positions, 17 were new jobs created and 15 were jobs that were retained. 28 of the 32 positions are in the low-mod category of salary breakdown.

As part of the above referenced numbers the Economic Development staff provided site finding and relocating assistance to a large distribution facility that purchased and is in the process of renovating a 240,000 sq.ft. abandoned industrial building for their corporate headquarters and distribution. This project is expected to create approximately 15 jobs in the next 4 months, with an expected investment of \$5 million. Those 15 jobs are included in the aforementioned 32 positions.

Housing

The Leominster CDBG Housing Rehabilitation Program received \$189,452 in Year 32. This appropriation covered salary and expenses for a Housing Rehabilitation Specialist as well as expenses relating to the rehabilitation of various housing units. In addition, approximately \$70,000 in private funds and \$150,000 in HOME funds were used for the projects. The CDBG funds supported projects that involved a wide range of household sizes while the HOME funds were utilized for smaller sized households.

As it does every year, the Housing Rehabilitation Program serves extremely low and low-moderate-income individuals living in rental or owner-occupied housing units in the City. In Year 32, forty-three (43) housing units were rehabilitated.

The majority of the housing rehabilitation projects in Year 32 benefited households in rental units in Leominster. The work performed in these units involved the repair or replacement of bathrooms, ceilings, doors, heating systems, sprinkler systems, and windows.

Of the owner-occupied units that received housing rehabilitation in Year 32, five (5) contained extremely low-income households and three (3) contained a moderate-income household. The most popular type of work performed in owner-occupied units during Year 32 was the replacement of windows, siding, and roofs in which this type of work occurred in fifty (50%) of the units. Other types of works performed in these units included the replacement of bathrooms, a kitchen, plumbing, a sewer line and a water line.

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Public Facilities & Improvements

Also in Year 32, the Leominster CDBG program funded one public facility project. The Leominster-CDBG Program provided funding for the Bennett School Playground Project in Year 32. The CDBG Program committed \$24,906 to provide a new tot lot / playground in the Bennett School neighborhood. The original site was dangerous and as part of the Bennett School Beautification Effort CDBG funds were used to build a new play area that is safe and clean for the children of this low-mod income neighborhood. The Office of Planning & Development, Recreation Department and the Leominster CDBG Program support park improvements and the development of pocket parks in the core area and looks forward to funding future park improvement projects.

Public Services (Services provided to youths, senior citizens, high risk juveniles, homeless persons, persons at risk of being homeless, and disabled persons) Continued

Battered Women's Resources, Inc:

In Year 32 a new program was proposed by BWR. "The Second Chance" program was designed to provide support to school age girls in high risk violent environments.

Accomplishments: In Year 32, fifty (50) students were proposed while one hundred-ninety one (191) actually utilized services through this program. In addition, to the "Second Chance Program", BWR still manages their 24-hour Emergency Services Program as well as many others.

Beacon of Hope:

This organization / program assisted mentally challenged adults and their families. Meals were served twice weekly and special events were held such as a "Theatrical Production" in 3/06, a "Walk For Hope" on 4/23/06, and a "Living Memorial Prayer Service" in 5/06. In addition, transportation services were provided to individuals in need.

Accomplishments: During Year 32, thirty-two (32) persons were proposed to be served by this program and twenty-three (23) person received respite care.

Leominster Mayor's Office - Energy Assistance Program

The purpose and mission of the Energy Assistance Program is to allow the City of Leominster Mayor's Office the opportunity to help low to moderate income families with oil / fuel during the winter months.

Accomplishments: Twenty-three (23) families participated in the Mayor's Energy Assistance Program.

Leominster Youth Center—(Boys & Girls Club of America): Program funding will be used for

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Rent and Utilities for the Leominster Boys & Girls Club. Additional funds will be used for programs taking place at the club.

Accomplishments: In Year 32, two hundred-seventeen (217) youth participated in various activities at the B&G Club. The proposed number to be served was four hundred (400).

Mayor's Summer Youth Program: This program utilized a six (6) person youth work crew and a supervisor for clean-up activities around the City of Leominster.

Accomplishments: In Year 32, Billy DiGregorio, Program Supervisor, and a crew of six (6) low and moderate income youth, which included Rebecca Gallant, Samuel Garcia, Jonathon Hernandez, Ryan Kurzanski, David Letters & Kelsey Swart were hired to perform the following general clean-up duties in and around the core area: The following list reflects a portion of a fifty-four (54) project summer clean-up program.

Removed brush and sand from Sixth Street and Carter Street (Emergency Management Building)
Picked-up trash and emptied barrels at Doyle Field and tennis courts. Also trimmed hedges and removed brush on upper field.
Cleared out trash and overgrown brush to clear obstructed view on the corner of Litchfield and Union.
Cut brush on guardrail and bridge on Main Street and Mill Street at the lights.
Cleaned-up islands at Kendall Hall Fire Station and picked-up trash around Whalom Bridge
Trimmed shrubs / cut overgrown brush and weeded flower beds at DPW facility.
Picked-up trash on Whitney Street from Water Street to Mechanic Street.
Cut overgrown brush on guardrails and bridge on Hamilton Street from Blue Heron to Global Fitness Center.

Mayors Office State Pool Fee Assistance: This Program is designed to provide financial assistance to low-income youth wishing to utilize the State pool on Viscoloid Avenue. Season passes are provided to individuals who cannot afford to pay the fee.

Accomplishments: In Year 32, Twenty-five (25) individuals were proposed to receive financial assistance through the program. The actual number of individuals that were served was twenty-four (24).

Montachusett Home Care Corporation-Elder Safety Program: The MHCC Program is designed to address the health and safety concerns of the elder population i.e. fire safety etc.

Accomplishmnets: In Year 32, the proposed figure to be served was three hundred (300). The actual figure of individuals receiving services was one hundred-ninety nine (199).

Montachusett Interfaith Hospitality Network: The MIHN provides shelter and case

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management for homeless families of North Central Worcester County. The program assists with finding permanent housing and helping to establish financial stability.

Accomplishments: The program in Year 32 proposed to serve sixteen (16) individuals. The actual number served was fifty-six (56) individuals utilized the program.

Accomplishments: In Year 31, nine hundred (900) individuals received assistance through the program.

Multi-Service Center-For Your Health Program: provided health screening and education services include recruitment of clients, individual risk assessment, blood pressure measurement, diabetes screening, nutrition education, vision & cataract screening, cholesterol screening, and breast cancer screening.

Accomplishments: While seventy-five (75) people were proposed to be served, five hundred-thirty two (532) Leominster residents were actually served in Year 32. The Multi Service Center's Health Educator, performed the following activities as part of this program:

In June, free blood pressure screenings were held at the Multi-Service Center, as well as at the LaPierre and Notre Dame elderly housing developments. In addition, Vision screenings were completed at Bennett School Pre-K and Kindergarten levels. All Children participating passed.

In May, the "For Your Health" program held blood pressure screenings at the Multi-Service Center and at Sunset Towers elderly housing. A cholesterol and glucose screening was held at the Multi-Service Center. Also in May, a vision screening was held at the Bennett Preschool. 26 passed although 1 child was referred to a pediatrician. Lastly, 500 Leominster High School seniors attended a "Pre-Prom" assembly on May 14th on drinking and driving and making the right choices.

In April, health screenings were held at the Multi-Service Center, LaPierre, and Notre Dame elderly housing facilities and the Riverside Village Apartment Complex. Eight (8) new clients attended all of whom were low income. The "For Your Health" program participated in the Multi-Service Center Health Fair at Leominster High School. 1,800 students attended this fair. The program provided information on the new Food Pyramid for Eating Healthy.

In March, blood pressure, cholesterol, and glucose screenings were held at the Multi-Service Center and the Sunset Towers housing development. There were thirteen (13) new clients assisted in this program this past month. A hand washing program was held at the Piccolo Mondo pre-school. Fifty (50) children participated and learned about germs and how they are spread. They also learned how to properly wash their hands.

In February, blood pressure screenings were held at the Multi-Service Center and the LaPierre and Notre Dame housing developments. A hand washing program was held at the Bright Beginnings pre-school. Children learned about germs and how they are spread. They also learned how to properly wash their hands. Lastly in February, 100 pre-school children at the Bennett School participated in dental screenings and learned about dental health.

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In January, health screenings were held at the Multi-Service Center and the Sunset Towers, George Street, and Riverside Village housing developments. There were twelve (12) new clients participating in the program that month.

In December, blood pressure screenings were held at the Multi-Service Center and at the LaPierre elderly housing complex. Two (2) new clients began the program and both had high blood pressure. They were given information on high blood pressure, low sodium, low fat diets and the importance of exercise and of taking prescribed medication as directed by their physician. Flu shots were also given in December. Twenty-two (22) low income Leominster residents participated.

Multi-Service Center- Project Youth: This Program is designed to assist low-moderate income youth to gain a GED, prepare a resume, and develop quality interview skills. The program will also provide transportation assistance to individuals without a vehicle.

Accomplishments: In Year 32, this program assisted seventeen (17) low-moderate income youth. The proposed figure was six (6).

Our Father's Table – Homeless / Elderly Assistance: This program provided the needy and homeless with meals twice weekly at the Pilgrim Congregational Church.

Accomplishments: The program served zero (0) persons in Year 32. This program proposed to serve forty-eight hundred (4,800) persons in Year 32, but disbanded after the program year began.

Spanish American Center: The Information and Referral Outreach Worker provided services involving translations (written/verbal), advocacy, referrals, education, employment, food pantry, health information, home visits, legal information, outreach, social security information, and voter registration information to many persons in Year 31.

Accomplishments: The Outreach Worker served one hundred-ninety seven (197) persons in Year 32. This program proposed to serve nine hundred (900) persons in Year 32.

Veterans Hero & Armistice Homesteads: These facilities provide a permanent housing environment servicing fifteen (15) homeless veterans in each home. In addition, these projects provide housing, food, emotional and clinical support to veterans who do not live in the homesteads permanently.

Accomplishments: In Year 32, fifty-nine (59) individuals received services provided by the Veterans Hospice Homestead. The proposed figure was thirty (30) individuals.

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PLANNING BOARD CASES FY2007 JULY 2006-JUNE 2007

Site Plans

- 7/18/06 A.L. Prime Energy remodeling of existing two bay service station 527 North Main
- 8/15/06 AJP Construction for sixteen condominiums located on 180 Pond Street
- 8/15/06 Alfred Mercik for the construction of a 3-unit development at 41 Walker Street
- 9/5/06 Johnny Appleseed Realty, LLC to change the grade and divide the building units accessed by Richard Road and Summit Street for "South End Woods".
- 9/5/06 Richmond Company, Inc. for the demolition of #51 & #35 Central Street and construction of a Walgreen's Store.
- 9/5/06 Lisciotti Development, new construction for Best Buy store Orchard Hill Park Drive
- 10/3/06 89 Commercial Road, LLC to construct a 20,030 s.f. single story building for Petsmart
- 10/3/06 Corbo Realty, to construct 9,000 s.f. two-story building located at 1339 Central Street.
- 10/3/06 Amerada Hess Corporation for new construction of a Hess Express Convenience Store and gasoline facility located at 680-706 Central Street
- 10/17/06 80 Erdman Way, LLC for the reconfiguration of existing parking and expansion of 63 spaces at 80 Erdman Way.
- 1/4/07 Three A Sac Self Storage Limited Partnership for the construction of a 28,125 s.f. storage facility with associated parking, driveway, grading and utilities - UHaul on Harvard St.
- 2/6/07 Rene G. Richard & Philip E. Dean to construct three buildings: one 20,000 s.f. single story building and two 15,000 s.f. single story buildings on a single lot in an Industrial Zone located on Gitto Drive.

Site Plans Continued

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4/3/07 South End Woods, LLC Site Plan modifications to the approved "South End Woods" plan which includes the elimination of driveways "B" and "C", revised locations of dwelling units, removal of turn around area, and reduction in size of the project from 9.68 acres/48 units to 8.24 acres/41 units, and the connection to Sawtelle Road.

6/19/07 Pam Plastics Corporation c/o Stanley Pelletz to convert an existing building in the Industrial District for use as a wholesale/retail business 720 Mechanic Street.

6/19/07 AJP Construction to construct eleven (11) condominiums units at 180 Pond Street.

Preliminary Subdivision Plans

7/18/06 James Whitney: Southgate Business Park 21 lots for R& D, office space manufacturing and warehouse space off of Central Street and Willard Street on 55 acres.

2/6/07 Pellecchia 2000 Funding Trust, 63 Scenic Drive, The project consists of a total of 12 lots with ten lots in Leominster located on Elm Street

Definitive Subdivision Plans

8/15/06 Richard Bagley for a two lot subdivision located on 279 Abbott Avenue

12/19/06 Modification to the Definitive Plan "White Oak Estates Applicant-White Oak Stables, LLC located at the end of Johnny Appleseed Lane

1/16/07 White Oak Stables, LLC for a modification to an approved Definitive Plan named White Oak Estates located at the end of Johnny Appleseed Lane. The modification includes a proposed looped roadway extending into Lancaster with approximately 65 feet located within the City of Leominster.

4/3/07 J. Whitney Development: 18 lots for research and development, office space, manufacturing and warehousing space.

6/5/07 South End Woods, LLC the construction of parts of two paper streets called Sawtelle Road and Montrose Street. The plan also shows 12 lots with a total of 24 units.

6/19/07 James Xarras for signature of Crown Point Subdivision Plans

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Planning & Development Department

City Council Petitions: Recommendations and Public Hearings

7/18/06 City Council Petition #96-06 Bovenzi & Donovan to accept the deed to Sky Lane and make Sky Lane a public Way. Recommendation

7/18/06 City Council Petition #98-06 Joel H. Baker, Baker Cadillac: Grant a Special Permit to expand the current Baker Cadillac dealership located at 34 Mead Street. Recommendation

7/18/06 City Council Petition C-145 Dean J. Mazzaella, Mayor: Amend Section 22-114 of the Zoning Ordinance "Existing Accessory Dwelling Units." Public Hearing required.

7/18/06 City Council Petition C-146 Dean J. Mazzaella, Mayor: Amend Section 22-12 of the Zoning Ordinance "Nonconforming Uses and Structures" Public Hearing required

9/5/06 City Council Petition 13-07 Susan Chalifoux-Zephir: Grant a Special Permit to use an existing building located at 307 Whitney Street for a restaurant. Recommendation

9/5/06 City Council Petition #15-07, 89 Commercial Road LLC; Grant a Special Permit to demolish the existing building and construct a new building at 89 Commercial Road Recommendation

9/21/06 City Council Petition 19-07 James S. Whitney: Accept and implement the provisions of the newly enacted Massachusetts General Laws, Chapter 43D in its entirety. Recommendation

9/21/06 City Council Petition 20-07 Uno's Restaurant, LLC: Grant permission to erect a trailblazing sign on Merriam Avenue just off the Route 2 exit ramp Recommendation

10/3/06 City Council Petition #17-07 Claire Freda: Adopt Chapter 39, Section 23D of the Massachusetts General Laws Recommendation

10/17/06 City Council Petition #25-07 Roger Lucier: Accept and approve the layout of "Harbor Light Road" as a public way. Recommendation

11/9/06 City Council Petition #31-07 Paul DiGeronimo approve the layout of Richard Road, a portion of Montrose Street and a portion of Sawtelle Road as public ways. Recommendation

11/9/06 City Council Petition #32-07 Ronald C. Largey for use of an existing building located at 146 Hamilton Street, located in an Industrial zone for an auto repair garage Recommendation

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City Council Petitions Continued

1/16/07 City Council Petition #44-07 The Richmond Company: Grant a Special Permit to construct a new 15,000 square foot Walgreen's Pharmacy Store with drive-up window and associated site improvements at 35 Central Street, located within a floodplain. Recommendation

1/16/07 City Council Petition #39-07 James N. Cavaoli and ten registered voters: Amend Section 22-26, of the Zoning Ordinances entitled "Table of Uses" to allow athletic training/play facilities in an industrial zone district as a use allowed by right. Public Hearing required

2/6/07 City Council Petition #47-07 Joy Chiurri: Grant a Special Permit to allow construction of a residential dwelling at 5 Ruth Street Recommendation

2/6/07 City Council Petition #48-07 James Whitney: Grant a Special Permit to use an existing building located at 557 Lancaster Street Recommendation

2/20/07 City Council Petition #54-07 Patrick LaPointe, Department of Public Works: accept engineering plans and specifications to allow the city to solicit bids for the final paving, installation of granite curbing, concrete sidewalks and landscaping on Orchard Hill Park Drive. Funding for this project will be from a PWED Grant with the MA Highways Department in the amount of \$326,450.00. Recommendation

2/20/07 City Council Petition #55-07 John Souza on behalf of the Planning Board: Change the Leominster Zoning Ordinance Section 22-26 "Table of Uses" under General Uses in the Amusement category from "N" under Industrial to "SPPB". Public Hearing required

2/20/07 City Council Petition #56-07 Robert Szymkowski: Grant a Special Permit to use an existing building at 539 Lancaster Street located in an Industrial zone. Recommendation

2/20/07 City Council Petition #57-07 Amerada Hess Corporation: Request License for the keeping, storing and sale of inflammable liquids at 680-706 Central Street Recommendation

2/20/07 City Council Petition #58-07 Beth and Frank Novak and ten registered voters: Amend section 22-26 of the Zoning Ordinance "Table of Uses" to allow Day Spas Public Hearing required

3/6/07 City Council Petition #61-07 Claire Freda, on behalf of Kenneth Osborn, Jr: Discontinue Cedar Road behind the property at 30 Overlook Drive Recommendation

5/1/07 City Council Petition #70-07 Sharon Pelletier accept Autumn Hill as a public street. Recommendation

5/1/07 City Council Petition #31-07 Bond and road acceptance for Montrose, Richard, and Sawtelle. Recommendation

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Planning & Development Department

City Council Petitions continued

6/5/07 City Council Petition #97-07 Kenneth Ricker: Grant a Special Permit to use 5,000 square feet of an existing building at 215 Hamilton Street Recommendation

6/5/07 City Council Petition #93-07 Stanley Pelletz, Pam Plastic Corporation: Grant a Special Permit to use an existing building at 720 Mechanic Street Recommendation

6/5/07 City Council Petition #98-07 Nickolas Casaburri: Grant a Special Permit to use an existing building at 213 Whitney Street Recommendation

6/19/07 City Council Petition #106-07 Craig R. Gugger, on behalf of TPS, LLC: Grant a Special Permit to use an existing building at 46 Industrial Road located within an Industrial Zone to warehouse products. Recommendation

6/19/07 City Council Petition #107-07 Annie Lozeau: Grant a Special Permit to place a temporary trailer at 10 South Street while rebuilding after a fire. Recommendation

6/19/07 City Council Petition #108-07 Nelson Lee; Special Permit to use an existing building at 44 Mead Street located within an Industrial Zone Recommendation

Special Permits

8/15/06 Mathew Bernard for a single family home located on 27 Oxford Street

10/3/06 EMJ Realty Trust to construct seven single family homes on Reed Street located Between Barnes Street and Hudson Street with proposed improvement of Reed Street.

11/9/06 Steven Santucci to construct a single family house on an unaccepted way, Seaver St.

11/9/06 Russell Frederick to construct a single family house on an unaccepted way, Seaver St.

4/3/07 South End Woods, LLC for roadway improvements for 12 lots on an unaccepted way, Sawtelle Road.

5/15/07 Roland and Pamela Lapointe, 157 Manchester Street to construct a duplex on Benham Street

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Planning & Development Department

Approval Not Required Plans

8/15/06 Benedetto Marchetti -6 Castle Street
8/15/06 James Costa-Debbie Drive
8/15/06 Richard Healey-Central Street
9/5/06 Derby Farm, LLC, Orchard Hill Park Drive
9/5/06 Whirlwind Capital LLC, Willard Street
9/5/06 Richard, Francis Street
10/3/06 Joseph Quansah for Leslie Luth, Main Street & Keystone Drive
11/9/06 Nutting on Mt. Elam Road
11/21/06 New England Power-Elm Street
11/21/06 Leominster Properties LLC, Agent -South Side of Route 117
11/21/06 City of Leominster, 150 Industrial Road
11/21/06 Rae Hanney-White/Mechanic Street
12/5/06 Mangiacotti-Southwest side of Lancaster Street
12/5/06 Lahti-192 Highland Avenue
12/19/06 Louis Cannavino, 60 Princeton Street
12/19/06 Liberty Rental Corp., behind 900 Central Street
2/6/07 Litchfield Co., Day Street
2/6/07 Foley, Elm/Hill Street
5/15/07 Rooney, West Street

Other Actions

7/18/06 Boucher Construction Corp-Modification to South End Woods
7/18/06 Woodlands at Massapoag-Covenant
7/18/06 Bovenzi Inc. Release of Performance Bond at Broadmeadow Subdivision
9/5/06 Whitman & Bingham/Construction Dynamics, Mechanic Street
9/5/06 Amy Petrone-Request from Recreation Commission to review Open Space Plan
10/17/06 Boucher Construction-SkyMeadow Subdivision street acceptance
10/17/06 Boucher Construction-Extension of time for Special Permit-Reed Street
11/21/06 Presentation on the Fitchburg Municipal Airport presented by Gale Associates, Inc.
11/21/06 Hamwey Engineering-Site Plan modification on 166 Hamilton Street
11/21/06 Jim Reck for National Tower
12/5/06 Discussion on 43D
12/19/06 April Anderson, Chief of Staff, Mass Business and Technology on MGL 43D
1/4/07 Day Street Mylars/ Certificate regarding street name
2/6/07 Bohler Engineer-Modification to the Hess Express approved plan
3/20/07 Modification request for Heron Landings on Exchange Street
3/20/07 Low Impact Development (LID)
5/1/07 Ed Hemlin LID Presentation
6/19/07 Zoning Board of Appeals Case #28-07 Recommendation
6/19/07 Zoning Board of Appeals Case #29-07 Recommendation
6/19/07 Zoning Board of Appeals Case #30-07 Recommendation

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